

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, January 3, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Vice President John West presiding.

I. ROLL CALL

A. Election of Officers

Michael Szakaly moved to retain the current slate of officers – David Walter, President; John West, Vice President; Michael Gentile, Secretary.

Michael Gentile seconded the motion. The motion was unanimously approved.

Commissioners Present: Elizabeth Kehoe, Michael Gentile, John West, Michael Szakaly and Jim Muehling

Commissioner(s) Absent: David Walter

Staff Present: Lisa Abbott, Doris Sims, Bob Woolford and Janet Roberts

Other(s) Present: Mike Trexler, City Controller; Inge VanderCruysee, Assistant City Attorney

II. READING OF THE MINUTES. Michael Szakaly moved to approve the November 7, 2011 minutes as corrected. Michael Gentile seconded the motion. The corrected minutes were unanimously approved.

III. EXAMINATION OF CLAIMS. Michael Gentile moved to approve the claims for November 11, 2011 for \$214,248.67; November 25, 2011 for \$97,663.66; December 9, 2011 for \$98,629.24; December 23, 2011 for \$132,195.73. Michael Szakaly seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report.

B. Budget Summary Report

V. UNFINISHED BUSINESS.

VI. NEW BUSINESS

A. RESOLUTION 12-01: Approval of the 2012 Redevelopment Commission Schedule.

Michael Gentile moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 12-01 was unanimously approved. **ADOPTED.**

B. RESOLUTION 12-02: Approval of the Certified Tech Park Master Plan Strategy Consultant Funding. Abbott explained that this resolution was left on the agenda, but will be voted on at a later meeting.

West stated he is opposed to special meetings because the agenda items are important and the Commissioners schedule their time around the set meetings. He would like to have the entire Commission in attendance at the meeting for the CTP resolution. Abbott said every effort will be made to accommodate the Commissioners.

West also asked for an update on the process. Abbott reminded the Commissioners that basically staff sent out an RFQ and received a dozen proposals. The committee talked to eight firms then brought in the two top firms for seconded interviews.

Abbott stated the CTP Committee consists of John West, Danise Alano, Margie Rice, Susan Failey, Susie Johnson, Adrian Reid, Tom Micuda, Mike Trexler and Lisa Abbott. The committee selected KKG out of Ohio. They are a large firm that has access to all the pieces needed to put together the plan the City wants. The Committee reviewed the draft of the contract which was then sent to the Mayor for review. Abbott hopes they will get it back by the end of the week. She asked the Commissioners to send her any questions they have about the contract prior to the RDC meeting.

Gentile asked if the Commission will be asked to approve KKG at the next meeting. West stated they

would be asked to approve the contract with the scope of work.

Abbott said the Commission will be asked to approve the payment of the actual construction from the TIF. She said they expect the plan to take about 12 months to complete at a cost of about \$250,000 which will be paid from the bond proceeds.

C. RESOLUTION 12-03: Approval of the 2011 Neighborhood Improvement Grant. Woolford explained that these grants are general fund dollars allocated for neighborhood projects. He explained that the Council for Neighborhood Improvement Grants met and approved the applications for Arden Place and Bryan Park Neighborhood Associations.

Arden Place requested to replace three neighborhood signs with limestone signs that mark the entrances to their neighborhood. Bryan Park requested to add an information kiosk in the park.

Abbott stated two other applicants dropped out, but are preparing revised applications for the second round of grants.

Kehoe said she was involved in the grant process and was impressed with the neighborhood's grant projects and presentations.

Michael Szakaly asked the amount of match required by the neighborhoods. Woolford stated it is a 10% match which can either be cash or in-kind services.

Michael Szakaly moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-03 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Review and Approval of Redevelopment Commission Report to the Mayor. Abbott explained that state law requires an annual report regarding the work of the RDC to be submitted to the Mayor. She is required to list the names of the Commissioners and capacity they serve and the names and salaries of the HAND staff. In the report she also outlined the approved expenditures of the Department, the various funds used for the expenditures and recapped some of the specific projects done by the department.

B. Review of the Annual TIF Report to be Submitted with the Redevelopment Commission Report. Abbott stated the City has six TIF Districts: Adams Crossing, Downtown, N. Kinser/Prow Rd., Tapp Road, Thomson/Walnut-Winslow and Whitehall. The report gives an overview of TIF Districts and how they work in Indiana. She outlined each TIF separately including maps, a beginning balance, the 2011 income, the approved expenditures, anticipated projects and ending balances. She noted that she also included projects that may have been approved one year, but with expenses that may be ongoing projects in multiple years. She also included the anticipated projects.

Szakaly asked that sometimes there is some indebtedness that would be good to see along side these figures. Abbott stated it is included in the expenditures as it was paid, but she did not account for outstanding debt that exists on the TIF. She thinks only Whitehall and Downtown have debt, but she can modify the report to include that.

C. Update on the Dispatch Facility. Abbott stated that Margie Rice is still discussing the scope of work on the facility with the architect, but she is trying to get it wrapped up and will be able to make a report at the next meeting.

West asked Abbott to give them a reminder about the dispatch facility discussion from the last meeting.

Abbott reminded them that the City has been working for a long time with Bloomington Transit to create space above the proposed transit station that will be used for the Dispatch Center. Dispatch wanted to have police presence at the station and the proximity to the Police Department made it conducive to putting dispatch there. Because the transit station is receiving funds for the project through the feds, they also had to approve the architect and the plans for the dispatch facility. The City had to use the architect previously approved by the feds. It was a long process to get all the approvals done so they could move forward with putting dispatch above the transit station. The Commission previously approved paying for the dispatch plans from the Downtown TIF.

West asked who is paying for the dispatch portion. Abbott stated the resolution the Commission approved regarding the paying for the plans, also included a statement saying that the construction cost

would be paid from the Downtown TIF. Dispatch received a Federal Grant for the construction of their facility. The City will also do some street improvements at the site.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date